

**FAIRFAX COUNTY PLANNING COMMISSION  
POLICY AND PROCEDURES COMMITTEE  
WEDNESDAY, APRIL 14, 2010**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, At-Large  
Earl L. Flanagan, Mount Vernon District  
Janet R. Hall, Chairman, Mason District  
Suzanne F. Harsel, Braddock District  
James R. Hart, At-Large  
Kenneth Lawrence, Providence District  
John L. Litzenberger, Sully District

COMMITTEE MEMBER ABSENT:

Timothy J. Sargeant, At-Large

OTHER COMMISSIONERS PRESENT:

Frank A. de la Fe, Hunter Mill District  
Jay P. Donahue, Dranesville District

DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:

Eileen M. McLane, Director, Zoning Administration Division (ZAD)  
Michelle M. O'Hare, Deputy Zoning Administrator, ZAD  
Lorrie E. Kirst, Deputy Zoning Administrator, Ordinance Administration Branch, ZAD

PLANNING COMMISSION OFFICE STAFF PRESENT:

Barbara J. Lippa, Executive Director  
Kara A. DeArrastia, Deputy Clerk

ATTACHMENTS:

- A) Memorandum dated April 9, 2010, from Eileen M. McLane, Zoning Administrator
- B) Summary Chart of the Status of 2009 Priority 1 Work Program
- C) Summary Chart of the Proposed 2010 Priority 1 Work Program
- D) Proposed 2010 Priority 1 Zoning Ordinance Work Program
- E) Proposed 2010 Priority 2 Zoning Ordinance Work Program
- F) New Requests Since March 2009
- G) Spring Hill Senior Campus Building #1 Parking Plan dated September 14, 2009
- H) Spring Hill Senior Campus Multi-Family Illustrative
- I) Graphic depicting tandem parking spaces adjacent to a multi-family building

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Planning Commission Vice Chairman Walter L. Alcorn constituted the meeting at 7:32 p.m. pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*, and indicated that the first order of business was to elect a Committee Chairman.

Commissioner Lawrence MOVED TO NOMINATE JANET R. HALL AS CHAIRMAN OF THE 2010 POLICY AND PROCEDURES COMMITTEE.

Commissioner Hart seconded the motion which carried unanimously.

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Chairman Hall noted that the next order of business was approval of minutes.

Commissioner Flanagan MOVED THAT THE POLICY AND PROCEDURES COMMITTEE MINUTES OF JANUARY 21, 2010, BE APPROVED.

Commissioner Hart seconded the motion which carried unanimously.

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**ZONING ORDINANCE AMENDMENT WORK PROGRAM**

Eileen McLane, Director, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), briefed the Committee on the status of the 2009 Priority 1 Zoning Ordinance Amendment Work Program and the proposed 2010 Work Program Priority 1 and Priority 2 lists, as shown in Attachments A through F.

Committee members reviewed and commented on the proposed 2010 Work Program and the new amendment requests since the March 2009 endorsement of the 2009 Work Program.

Ms. McLane noted that staff would present its proposal and the Planning Commission's recommendation to the Board of Supervisors' Development Process Committee on June 1, 2010. She said staff recommended approval of the items proposed for the 2010 Priority 1 Work Program, as contained in Attachment C.

Commissioner de la Fe suggested that staff consult the people involved in the Reston Master Plan Special Study regarding Number 18, PRC District Density, in the 2010 Priority 1 Work Program, to determine whether the planned October 2010 authorization to advertise would be premature.

Commissioner Hart MOVED THAT THE POLICY AND PROCEDURES COMMITTEE ENDORSE THE PROPOSED 2010 ZONING ORDINANCE AMENDMENT WORK PROGRAM, AS CONTAINED IN THE APRIL 9, 2010 MEMORANDUM FROM EILEEN M. McLANE, ZONING ADMINISTRATOR.

Commissioner Alcorn seconded the motion which carried unanimously.

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**TANDEM PARKING**

Commissioner Flanagan explained that on September 9, 2009, Pulte Homes had submitted a request to DPZ for an interpretation of FDP 2002-MV-040, approved by the Planning Commission on April 30, 2003, to allow modifications to the surface parking around the five multi-family buildings on the Spring Hill Senior Campus, located along Silverbrook Road in Lorton. He noted that one of the proposed modifications was to add 16 associated tandem parking spaces behind each individual parking garage per building, as shown in Attachment G. Commissioner Flanagan said the Fairfax County Architectural Review Board had recommended that the original architectural design of the building, as shown in Attachment H, be modified to minimize the parking footprint, as shown in Attachment I. He indicated that several conditions had been imposed upon Pulte, as outlined in a letter dated September 29, 2009, from Regina Coyle, Director, Zoning Evaluation Division, DPZ. He added that the Planning Commission had approved the site plan associated with this project on January 28, 2010. (A copy of the letter with attached exhibits is in the January 28, 2010 Planning Commission date file.)

Following a discussion with staff on this issue, the Committee decided that there was no need to amend the Zoning Ordinance or the Public Facilities Manual at this time.

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The meeting was adjourned at 8:17 p.m.  
Janet R. Hall, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Administratively Approved: July 13, 2010

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 9, 2010

**TO:** Planning Commission Policy and Procedures Committee

**FROM:** Eileen M. McLane *EMM*  
Zoning Administrator

**SUBJECT:** April 14, 2009 Policy and Procedures Committee Meeting – 7:30 p.m.

### Introduction

The Policy and Procedures Committee will be meeting on April 14, 2010 at 7:30 p.m. to review and comment on the proposed 2010 Zoning Ordinance Amendment Work Program (2010 Work Program).

Enclosed at Attachments 1 and 2 are reference summary charts of the status of the 2009 Priority 1 Work Program and those items proposed for the 2010 Priority 1 Work Program, respectively. Attachment 3 is the entire 2010 Priority 1 list which provides a description of the items that are proposed to be addressed over the next year. The 2010 Priority 2 list is enclosed as Attachment 4 and indicates proposed amendments that will not be addressed this year, but will be retained for future Priority 1 consideration. Attachment 5 contains a list of new amendment requests that have been identified by the Board of Supervisors (Board), various other boards, committees, staff or citizens, since the adoption of the 2009 Work Program.

### Status of 2009 Priority 1 Work Program

In March 2009, the Board approved 22 items for the 2009 Priority 1 Work Program. Subsequent to the Board's March approval, an additional 8 items were added. The additional 8 items included: (1) Limitations on Yards that Abut Outlots Contiguous to a Street; (2) P District Recreational Fees; (3) State Code - Civil Penalties for Property Maintenance Violations; (4) Riding/Boarding Stables; (5) State Code - Nonconformities; Editorial and Other Minor Revisions; (6) Farm Wineries; (7) PRC District Density and (8) Servants Quarters. In addition, the "PDC/PRM District – FAR" item was split into 2 separate amendments: the first addresses the need for higher FARs in areas within specific Commercial Revitalization Districts (CRD) to implement the CRD recommendations in the Comprehensive Plan; the second item establishes a new P district to implement the Comprehensive Plan recommendations for the Tysons Corner area. A total of 31 items are contained on the 2009 Priority 1 Work Program, of which 6 items have been adopted, 3 have been authorized for advertisement of public hearings and no amendment is required for the item dealing with trucks functioning solely as billboard signs.

**Department of Planning and Zoning**  
Zoning Administration Division  
12055 Government Center Parkway, Suite 807  
Fairfax, Virginia 22035  
Phone 703-324-1374 FAX 703-803-6372  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)

With regard to truck signs, under the Zoning Ordinance, when such signs are not located on the same site as the use the sign is advertising, it is an off-site sign, similar to a billboard and is prohibited. If the truck mounted sign is located on the same site as the use the sign is advertising, it would be considered a portable sign and as such also prohibited. Additionally, if the truck/trailer to which the sign is attached is either 21 feet or greater in length, and/or more than 8 feet in height it is deemed most similar to be a tractor/trailer and not accessory to the use, and as such, not permitted. It is noted that even if such signs were not otherwise prohibited, they would not be allowed since they display flashing or intermittent lights in changing degrees of intensity of color, moving copy, or other types of motion such as fluttering or rotating all of which are prohibited under the Zoning Ordinance. Further, notwithstanding the above, the sign area and height limitations are easily exceeded by the design of these types of signs. Therefore, no amendment is required to prohibit such truck mounted signs.

Major time and effort of staff during the past year has been spent on the following:

- In order to accommodate the future growth and development of Tysons as the result of the extension of Metro through Tysons and beyond, there have been major ongoing planning efforts to amend the Comprehensive Plan as well as to establish a new zoning district for Tysons to implement the mix of uses, densities/intensities and to achieve the urban character envisioned for Tysons in the proposed Comprehensive Plan.
- Ongoing efforts on the issues pertaining to maintaining neighborhood character. This long term effort has included a review of various options to address the “looming” of new or expanded single family detached dwellings over existing smaller adjacent dwellings. This included exploring such approaches as the angle of bulk plane and setback/height ratios, all in conjunction with a requirement to measure grade from either the pre or post development elevation, whichever is lower, to address the artificial elevating of lots by adding fill to raise the effective height of a dwelling. In an effort to come to some consensus on the issues and possible solutions, a work group was established consisting of citizens, industry representatives, staff from various Board offices, and staff from DPZ, DPWES and the County Attorney’s Office. This group met several times over the summer, with each meeting facilitated by consultants from the University of Virginia. The outcome was the eventual adoption by the Board of the grade amendment last fall, and staff is currently monitoring the effectiveness of this amendment, and has been requested to provide a status report to the Board in the fall of 2010.
- A major effort has been undertaken to establish a residential studio use in certain residential, commercial and industrial zoned districts in furtherance of the Board’s endorsement of the 50+ Plan and the High Rise Affordability recommendations. This amendment is currently been coordinated with various non-profit organizations and housing advocates and is on the agenda for discussion at the Board’s next Housing Committee meeting scheduled for May 18, 2010.

### **Proposed 2010 Priority 1 Work Program**

The proposed 2010 Priority 1 Work Program contains 27 amendment items for consideration and review. This includes 3 items that have been authorized for public hearings, 19 items are carryover items from the 2009 Priority 1 list, and 5 are new items. In addition, the Adult Video Store and Roll-Off Debris Container items have been moved from the 2009 Priority 1 list to the 2010 Priority 2 list

As you may recall, the Work Program, originally initiated in 1983, contains requests for amendments to the Zoning Ordinance, which originate from the Board, Planning Commission, Board of Zoning Appeals, citizens, industry representatives, and staff. The requested changes vary from major reviews of certain portions of the Zoning Ordinance; to the addition of new provisions to accommodate new concepts and/or uses; to minor clarifying revisions.

### **Conclusion**

The proposed 2010 Priority 1 Work Program contains many items with potentially significant impacts that have both strong support and opposition. Staff has included a tentative public hearing timeline for the majority of these items. However, certain items are annotated with an asterisk without any projected timeline and are shown as TBD on Attachments 1, 2 and 3. Although these items are of importance and are listed as Priority 1, staff believes that more than likely they will not be completed within the 2010 Work Program 12 month time frame, given reduced staff resources as a result of the FY 2010 Budget, and if other priority items place greater demands on staff than originally anticipated. Staff will be present at the Committee meeting on April 14, 2010 to discuss the proposed Work Program and to respond to any questions.

JPZ/EMC

### **Attachments:**

- Attachment 1 - Summary Chart of the Status of 2009 Priority 1 Work Program
- Attachment 2 - Summary Chart of the Proposed 2010 Priority 1 Work Program
- Attachment 3 - Proposed 2010 Priority 1 Zoning Ordinance Work Program
- Attachment 4 - Proposed 2010 Priority 2 Zoning Ordinance Work Program
- Attachment 5 - New Requests Since March 2009

cc: Planning Commission  
James P. Zook, Director, DPZ  
James Patteson, Director, DPWES  
Michelle O'Hare, Deputy Zoning Administrator for Ordinance Administration Branch  
Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch

Adopted	Amendment Authorized	No Amendment Necessary	Amendment Being Researched	Target Date
Application Fees 4/27/09	Planned Tysons Corner Urban District (17) PC PH 4//21/10 BOS PH 5/25/10	Signs – Trucks Functioning as Billboards	Adult Video Stores	Priority 2 No. 56(b)
Yards – Limitations on Yards that Abut Outlots that are Contiguous to Streets (Pt. 1) 2/23/10 State Code (Civil	Riding/Boarding Stables (20) BOS PH 4/27/10		Dancing and/or Live Entertainment in Eating Establishments (2)	TBD
P district Recreational Fees 1/26/10	State Code (Nonconformities) (24); Editorial and Other Minor Revisions (3) BOS PH 4/27/10		Farm Wineries (4)	TBD
Single Family Detached Residential Grade 9/14/09			Floodplains (5)	5/10
Site Plan Fees 4/27/09			Gross Floor Area – Cellar Space (6)	11/10
State Code (Penalties for Property Maintenance Violations) 10/19/09			Housing - Residential Studios (7)	10/10
			Housing – Study Allowing Affordable/Work Force Dwellings in C and/or I Districts (8)	TBD
			Maintaining Neighborhood Character (9)	Report to Board 11/10
			Noise (10)	11/10
			Open Space (11)	1/11
			Outdoor Lighting (12)	10/10
			Parking Reductions in Transit Oriented Areas (13)	TBD
			PDC and PRM Districts – FAR (14)	11/10
			Planned Development Districts (16)	TBD
			Portable Storage – Roll-Off Debris Containers	Priority 2 No. 1(h)
			PRC District Density (18)	10/10
			R-C District (19)	TBD
			Servants Quarters (21)	10/10
			State Code – Development in Dam Break Inundation Zones (23)	9/10
			State Code – Traffic Impact Analysis Submission Requirements (25)	9/10
			Yards – Infill (28)	TBD
Total Adopted: 6	Total Authorized: 3	Total Otherwise Resolved: 1	Total Outstanding	21
			Total Addressed	10
			Total Amendments	31

( ) Denotes paragraph reference on 2010 Priority 1 Work Program – Attachment 2 [Pages 3 thru 9]  
 Highlights denote the 8 items that were added to the Priority 1 list subsequent to the Board’s 3/30/09 Adoption of the 2009 Work Program

**2010 Priority 1 Zoning Ordinance Amendment Work Program Status**

**April 7, 2010**

Carryover 2009			New Priority 1	
Amendment Authorized	Amendment Being Researched	Target Date	New Amendments	Target Date
Planned Tysons Corner Urban District (17) PC PH 4/21/10 BOS PH 5/25/10	Dancing and/or Live Entertainment in Eating Establishments (2)	TBD	Appeal Application Fee (1)	6/10
Riding/Boarding Stables (20) BOS PH 4/27/10	Farm Wineries (4)	TBD	Pipestem Driveways (15)	9/10
State Code (Nonconformities) (24); Editorial and Other Minor Revisions (3) BOS PH 4/27/10	Floodplains (5)	5/10	State Code - 2010 Session (22)	11/10
	Gross Floor Area – Cellar Space (6)	11/10	Telecommunication Equipment Screening (26)	9/10
	Housing - Residential Studios (7)	10/10	Yards – Limitations on Yards that Abut Outlots that are Contiguous to Streets (Part 2) (28)	9/10
	Housing – Study Allowing Affordable/Work Force Dwellings in C and/or I Districts (8)	TBD		
	Maintaining Neighborhood Character (9)	Report to Board 11/10		
	Noise (10)	11/10		
	Open Space (11)	1/11		
	Outdoor Lighting (12)	10/10		
	Parking Reductions in Transit Oriented Areas (13)	TBD		
	PDC and PRM Districts – FAR (14)	11/10		
	Planned Development Districts (16)	TBD		
	PRC District Density (18)	10/10		
	R-C District (19)	TBD		
	Servants Quarters (21)	10/10		
	State Code – Development in Dam Break Inundation Zones (23)	9/10		
	State Code – Traffic Impact Analysis Submission Requirements (25)	9/10		
	Yards – Infill (27)	TBD		
Total Authorized: 3	Total Outstanding: 19		New Amendments: 5	
			Total Amendments: 27	

( ) Denotes paragraph reference on 2010 Priority 1 Work Program – Attachment 2 [Pages 3 thru 9]

**PROPOSED 2010 PRIORITY 1  
ZONING ORDINANCE AMENDMENT WORK PROGRAM  
April 7, 2010**

Highlighted items are those items that are new to the Priority 1 list and were not listed on the 2009 Work Program as adopted by the Board in March 2009. Several of the items listed below are annotated with an asterisk (\*) without any projected timeline. Although these items are of importance and are listed on the Priority 1 list, staff believes that these items may not be completed within the twelve month time frame covered by this Work Program if the other higher priority items place greater demands on staff resources than originally anticipated.

1. **Appeal Application Fees (New)**  
Review the appeal application fee for Zoning Administrator determinations to ensure that the fee does not exceed the cost of processing the application.  
  
*June, 2010 authorization to advertise; July, 2010 Planning Commission Public Hearing; September, 2010 Board of Supervisors' public hearing*
2. Dancing and/or Live Entertainment in Eating Establishments (2009 Priority 1)\*  
Consider requiring special permit or special exception approval to establish dancing and/or live entertainment in eating establishments and to review Chapter 27 of the County Code to ensure all regulatory alternatives for such activities are fully vetted.
3. **Editorial and Other Minor Revisions (New)**  
Correct inconsistencies and errors that have resulted from the adoption of previous Zoning Ordinance or County Code amendments and make other minor revisions that clarify existing provisions.  
  
*April 27, 2010 Board of Supervisors' public hearing*
4. **Farm Wineries (New)\***  
Consider adding regulations for farm wineries.  
  
*Monitoring amendment efforts in Albemarle and Fauquier Counties*
5. Floodplains [Department of Public Works and Environmental Services] (2009 Priority 1)  
Update the floodplain definition to be consistent with the new FEMA requirements.  
  
*May, 2010 authorization to advertise; June, 2010 Planning Commission Public Hearing; July, 2010 Board of Supervisors' public hearing*
6. Gross Floor Area – Cellar Space (2009 Priority 1)

Review the definition of gross floor area as to how it is calculated for underground space.

*Phase 1 is being addressed in the Tysons area with the Tysons Zoning Ordinance Amendment (See No. 17 below). Phase 2 would apply to all other zoning districts with the following projected dates: November, 2010 authorization to advertise; January, 2011 Planning Commission Public Hearing; February, 2011 Board of Supervisors' public hearing*

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## HOUSING

7. Housing - Residential Studios (2009 Priority 1)  
Establish a Residential Studio use and allow in certain residential, commercial and industrial zoning districts; consider increasing the maximum allowable densities/intensities and reducing the minimum parking requirements for such use.

*This item is currently being coordinated with non-profit groups and is to be discussed on May 18, 2010 at the Board's Housing Committee meeting. October, 2010 authorization to advertise; November, 2010 Planning Commission Public Hearing; January, 2011 Board of Supervisors' public hearing*

8. Housing – Work Force Dwellings in C and/or I Districts (2009 Priority 1)\*  
Study the implications of allowing ADUs and/or workforce housing units in certain commercial and/or industrial districts, subject to specific standards or by special exception.

*This item is a study item pursuant to the Planning Commission's recommendation*

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9. Maintaining Neighborhood Character (Infill Study and Environmental Improvement Program - 2009 Priority 1)

In order to address compatibility issues associated with new residential development in existing residential areas, consider incorporating methods, such as the addition of a height/setback ratio. Other tools to review include lot coverage, square footage maximums, and residential overlay districts.

*Report to the Board in November 2010 on the effectiveness of the Grade Amendment that was adopted in 2009.*

10. Noise (2009 Priority 1 and **New**)  
Consider revising the regulations in Sect. 108-4-4 of the Noise Ordinance regarding the method of noise measurement as well as establishment of day time and night time

noise levels designed to protect the community. Due to a 2009 Virginia Supreme Court Decision, review the nuisance noise provisions of the Noise Ordinance.

*November, 2010 Authorization to Advertise; January, 2011 Planning Commission public hearing; February, 2011 Board of Supervisors' public hearing*

11. Open Space (Infill Study and Environmental Improvement Program – 2009 Priority 1)

Review the definitions and other provisions of the Zoning Ordinance related to open space, including consideration of setting minimum sizes/dimensions for required open space areas and exempting either all or part of stormwater management dry pond facilities from open space calculations; only providing open space credit for innovative BMPs but not for non-innovative BMPs; and allowing credit only for usable open space. Develop a consistent approach to open space preservation as it relates to various existing and proposed elements of the Comprehensive Plan. Review general provisions on open space to clarify that open space credit is only intended for land that is dedicated or conveyed without monetary compensation.

*January, 2011 authorization to advertise; February, 2011 Planning Commission public hearing; March, 2011 Board of Supervisors' public hearing*

12. Outdoor Lighting (2009 Priority 1)

Consider revisions to the outdoor lighting standards pertaining to security lighting, outdoor sports facilities and automatic teller machines to improve the overall effectiveness of such provisions; consider requiring Architectural Review Board review of sports illumination plans and photometric plans that are submitted in Historic Overlay Districts when such plans do not require site plan, special permit, special exception, rezoning or development plan approval; and review single family residential lighting exemptions to consider additional requirements for minimum spacing of lighting fixtures and possible limitations on cumulative allowable initial light outputs.

*October, 2010 authorization to advertise; November, 2010 Planning Commission public hearing; January, 2011 Board of Supervisors' public hearing*

13. Parking Reductions in Transit Oriented Areas (2009 Priority 1)\*

Consider a reduction of the minimum parking requirements due to transit oriented areas and/or transportation demand management provisions.

Consider a reduction of the minimum parking requirements for ADUs and/or work force housing units in transit oriented areas. (Housing 2009 Priority 1)

*Phase 1 is being addressed as part of the proposed Tysons Zoning Ordinance Amendment (See No. 17 below). Phase 2 is awaiting additional case study for other Transit Oriented Areas.*

14. PDC and PRM Districts – FAR (Environmental Improvement Program - 2009 Priority 1)  
Consider increasing the maximum allowable floor area ratio (FAR) in the PDC and PRM Districts to facilitate the implementation of the Comprehensive Plan recommendations for certain areas.

*This item has been split into two separate amendments. The first amendment will concentrate on locations within specific Commercial Revitalization Districts (CRD) to implement the CRD recommendations in the Comprehensive Plan. November, 2010 authorization to advertise; January, 2011 Planning Commission public hearing; February, 2011 Board of Supervisors' public hearing*

*The second amendment is associated with the proposed Tysons Zoning Ordinance Amendment (See No. 17 below).*

15. Pipestem Driveways (New)  
Revise the pipestem lot provisions to clearly state that pipestem driveways are permitted in conjunction with the Board's approval of a special exception for a lot width waiver.

*September, 2010 authorization to advertise; October, 2010 Planning Commission public hearing; November, 2010 Board of Supervisors' public hearing*

16. Planned Development Districts (Infill Study and Environmental Improvement Program – 2009 Priority 1)\*

Review of the Planned Development Districts to include a review of the purpose and intent, minimum lot size and open space requirements, General and Design Standards and CDP/FDP submission requirements. Review the following: density credit for RPAs, streams and floodplains; treatment of environmentally sensitive areas and non-environmentally sensitive areas; attainment of affordable housing and mix of housing types; effect on creation and preservation of open space; and review of permitted secondary commercial uses. Also consider allowing waiver of minimum district size for additions to existing PDH or PDC Districts; review the appeal provisions for Final Development Plans (FDPs); consider allowing the Planning Commission to waive 200 foot privacy yards for single family attached dwellings in the PDH and PDC Districts in conjunction with FDP approvals; and consider adding P district design standards to ensure adequate driveway lengths and driveways that can safely and adequately function, particularly in a shared driveway situation. Consider increasing the amount of commercial uses and the amount of residential density that is permitted in a PDH District.

17. Planned Tysons Corner Urban District (New - Previously part of a 2009 Priority 1 item which has been split into two separate amendments. [See No. 14 above])

**Attachment 3  
2010 Priority 1**

Establish a new P district that implements the Tysons Comprehensive Plan recommendations.

*April 21, 2010 Planning Commission public hearing; May 25, 2010 Board of Supervisors' public hearing*

18. **PRC District Density (New)**

Consider possible revisions to the maximum allowable densities and/or persons per acre in the PRC District.

*October, 2010 authorization to advertise; November, 2010 Planning Commission public hearing; January, 2011 Board of Supervisors' public hearing*

19. **R-C District (New Millennium Occoquan Task Force Recommendations - 2009 Priority 1)\***

Establish an advisory committee to, among other things, review standards and guidelines associated with special permit, special exception and public uses in the R-C District; review maximum allowable floor area ratios; consider whether standards need to be established for total impervious cover and/or undisturbed open space and review combined impact of the facility footprint and total impervious surface cover, to include parking; and review the Comprehensive Plan to determine if clearer guidance is needed for special permit, special exception and public uses in the Occoquan.

20. **Riding/Boarding Stables (New)**

Review the special permit standard that requires all structures, except for light poles, associated with riding or boarding stables to be no closer than 100 feet to any lot line.

*April 27, 2010 Board of Supervisors' public hearing*

21. **Servants Quarters (New)**

Review the servants quarters accessory use limitations to determine if additional restrictions should be added.

*October, 2010 authorization to advertise; November, 2010 Planning Commission public hearing; January, 2011 Board of Supervisors' public hearing*

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**STATE CODE**

22. **State Code (2010 Session)**

Possible revisions resulting from the 2010 General Assembly. (Continuing)

*November, 2010 authorization to advertise; January, 2011 Planning Commission public hearing; February, 2011 Board of Supervisors' public hearing*

23. State Code – Development in Dam Break Inundation Zones (2009 Priority 1)  
Incorporate the new requirements for development in dam break inundation zones.

*September, 2010 authorization to advertise; October, 2010 Planning Commission public hearing; November, 2010 Board of Supervisors' public hearing*

24. State Code – Nonconformities (New)  
Incorporate the revisions to the State Code concerning nonconforming structures that are damaged or destroyed by an act of God or an accidental fire.

*April 27, 2010 Board of Supervisors' public hearing*

25. State Code - Traffic Impact Analysis Submission Requirements (2009 Priority 1)  
Codify the Virginia Department of Transportation traffic impact analysis regulations into the zoning application and site plan submission requirements.

*September, 2010 authorization to advertise; October, 2010 Planning Commission public hearing; November, 2010 Board of Supervisors' public hearing*

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26. Telecommunication Equipment Screening (New)  
Allow chain link fencing to be used for screening of equipment cabinets associated with antennas mounted on antennas located on light poles or monopoles on Fairfax County School sites when such equipment cabinets are located beneath bleachers on athletic fields.

*September, 2010 authorization to advertise; October, 2010 Planning Commission Public Hearing; November, 2010 Board of Supervisors' public hearing*

27. Yards (Infill Study - 2009 Priority 1)\*  
Consider revisions to the lot and yard definitions; consider whether front yards should be required from unimproved dedicated rights-of-way.

28. Yards – Limitation on Yards that Abut Outlots that are Contiguous to Streets (Part 2/New)  
Consider requiring certain minimum yards (setbacks) be maintained on a lot that abuts an outlot that is contiguous to a street in order to preserve the character of a

neighborhood.

*September, 2010 authorization to advertise; October, 2010 Planning Commission Public Hearing; November, 2010 Board of Supervisors' public hearing*

**PROPOSED 2010  
PRIORITY 2 ZONING ORDINANCE AMENDMENT  
WORK PROGRAM  
April 7, 2010**

**New requests are underlined and requested proposed for deletion are reflected by strike-throughs.  
Environmental Improvement Program is abbreviated as (EIP)  
Business Process Redesign is abbreviated as (BPR)**

**SOURCE**

**ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS**

- |  |                                 |
|--|---------------------------------|
| 1. Comprehensive review of accessory uses and structures, to include consideration of issues such as:  | Board/PC/BZA/<br>Staff/Industry |
| (a) The establishment of a maximum height limitation.  |                                 |
| (b) Revisions to the location regulations for uses/structures accessory to residential, commercial and industrial uses.  |                                 |
| (c) Addition of a minimum setback from the side lot line when a freestanding accessory structure is permitted in a front yard.   |                                 |
| (d) Establishment of a side yard requirement for accessory structures in the PRC District.   |                                 |
| (e) Consider revising the height of accessory structures and accessory storage structures that can be located anywhere in the rear or side yards to be the same.           |                                 |
| (f) Modify the accessory structure location provisions to require a freestanding wind turbine structure to be setback a distance of its height from all property lines.    | Board                           |
| (g) Review the accessory use limitations to determine whether they adequately address the placement of commercial portable storage containers in commercial districts.     | Board                           |
| (h) <u>Review the allowable placement of roll-off debris containers-dumpsters in residential districts during home improvement projects [2009 Priority 1 Work Program]</u> | <u>Board</u>                    |

SOURCE

BZA/PC

2. Consider revisions to the accessory service use provisions to include:
  - (a) A clearer distinction between accessory service uses and accessory uses.
  - (b) The appropriateness of allowing accessory service uses in office districts.
  - (c) The appropriateness of whether office buildings in the retail commercial districts should be allowed to have a small deli as a by right accessory service use instead of requiring special exception approval.
  
3. Consider the following modifications to the fence provisions:
  - (a) Allow a fence to be located on a vacant lot even though the fence is an accessory structure and there is no principal use on the lot. Staff
  - ~~(b) Increase the maximum allowable fence height permitted in the side and rear yards. [Added to Priority 2 list in 2006 – This is no longer an issue.]~~ Staff
  - (c) Consider revising the methodology used in measuring the height of a fence located on a top of a retaining wall so that the fence height is measured from the base of the retaining wall rather than the top of the retaining wall. BZA
  
4. Consider the following modifications to the home occupation provisions:
  - (a) Allow massage establishments as a home occupation use or as a home professional office in single family attached dwellings. Board
  - (b) Consider revising the home occupation use limitations to allow a small amount of storage of stock in trade (64 sq. ft.) for a home business conducted via the internet or sales outside of the dwelling unit. Citizen

**ADMINISTRATION**

5. Consider allowing the Board of Supervisors, Planning Commission and Board of Zoning Appeals to set the day or days to which any public hearing shall be continued due to inclement weather or other conditions without further advertisement or posting of the property. Staff/ General Assembly
  
6. Revise the cluster provisions to return to the pre-2004 status. General Assembly

SOURCE

**BOARDS, COMMISSIONS, COMMITTEES**

7. Review Par. 7 of Sect. 19-101 to clarify that the Planning Commission has the authority to make recommendations on variance applications to the Board of Zoning Appeals. Staff

**COMMERCIAL ZONING DISTRICTS**

8. Consider allowing veterinary clinics in the C-3 and C-4 Districts with use limitations or as a special exception use. Staff

**DEFINITIONS AND USE LIMITATIONS**

9. Review the following definitions: Staff
- (a) private schools
  - (b) streets
  - (c) storage yard
10. Add the following definitions Staff/BPR/BZA
- (a) Building Permits
  - (b) ~~servants quarters~~ *[Will be addressed in conjunction with 2010 Priority 1 – No. 21 which pertains to servants quarters use limitations.]*
  - (c) establishment for production, processing, etc.
  - (d) storage
  - (e) place of worship
  - (f) colleges and universities
11. Review definition and accessory use provisions for commercial vehicles to determine whether existing provisions are adequate, especially review whether the tractor of a tractor-trailer should be allowed. Board
12. Consider excluding patios from the deck definition in order to facilitate the placement of patios in side yards. Staff
13. ~~Amend the kennel definition so dogs kept in numbers greater than six per 30,000 square feet; or any place or establishment in which dogs, are kept, bred for commercial purposes or for sale, trained, boarded, donated (including animal rescue activities or otherwise handled for a fee are considered to be kennel. [Added to Priority 2 list in 2007 – One time request that has not been encountered again]~~ Citizens
14. Consider allowing the use of pervious pavers in more parking situations in order to reduce the amount of impervious surfaces and stormwater runoff. Board/DPWES

**SOURCE**

- |   |           |
|---|-----------|
| 15. Revise definition of Quick-Service Food Store so that small specialty markets are excluded and allowed as retail sales establishments, also revise use limitations regarding allowing quick-service food stores by right in shopping centers. | Board/BPR |
| 16. Eliminate distinction between child care centers and nursery schools.   | BPR       |
| 17. Consider revising the contractors' office and shops definition to clarify that the use includes establishments used by paving and road contractors and by facilities that install water and sewer pipes.                                      | BZA       |

**GENERAL REGULATIONS**

- |  |                                       |
|--|---------------------------------------|
| 18. <del>Open Space</del> —Consider revising Sections 2-702 and 2-703 to more accurately reflect procedures for homeowner associations. <i>[Added to Priority 2 list in 1990s – This has no longer been an issue in recent years.]</i> | Staff                                 |
| 19. <u>District Regulation Interpretations</u> – Consider the following:   |                                       |
| (a) Allow the transfer of allowable density or gross floor area from parcels located within an identified sending area to parcels located within an identified receiving area. <i>[Currently under study.]</i>                         | Board                                 |
| 20. <u>Qualifying Lot and Yard Regulations</u> – Consider the following:   |                                       |
| (a) Allow approval of modifications to the setback requirements from railroads and interstate highways in conjunction with review and approval of SP/SE uses.  | BPR                                   |
| (b) Review of pipestem lot and yard requirements, to include possible addition of illustrations.   | BPR                                   |
| (c) Review the existing provisions which allow uncovered stairs and stoops to encroach into minimum required yards.  | Staff                                 |
| (d) Allow certain lattice screening walls and/or limited trellis-like features on decks for single family dwellings without requiring such features to meet the minimum required yards of the district in which located.               | Staff                                 |
| (e) Addition of shape factor limitations to the R-C District.  | Board                                 |
| (f) Considering requiring greater setbacks for proposed construction in areas influenced by tidal flooding.  | Board's<br>Environmental<br>Committee |

SOURCE

21. Qualifying Use and Structure Regulations - Consider the following:

- |  |   |
|--|---|
| (a) <del>Change the age (6 months or older) at which dogs are counted towards the limitation of the number of dogs allowed on the property to be consistent with the age when the State requires a license (4 months or older) and/or revise the number of dogs allowed on a property to count all dogs, regardless of age. [The age consideration was added to the Priority 2 list in 2004 and the number of dogs permitted was added to Priority 2 in 2007 – Both were one time requests and never encountered again.]</del> | Staff/Citizens                            |
| (b) Consider revising the maximum number of horses that may be maintained on a lot.  | No. Va. Soil and Water Conservation Dist. |
| (c) <u>Consider allowing chickens to be permitted on lots less than two acres in size in certain situations.</u>   | <u>Citizen</u>                            |
| (d) In order to encourage the use of green roofs and rooftop recreational areas and to codify existing practice, allow rooftop guardrails, which are required under the Building Code to be 3 ½ feet in height, when such roofs are occupied by the public, to be excluded from building height. [Will be addressed in conjunction with 2010 Priority 1 – No. 11 which pertains to open space.]  | Industry                                  |

**HOUSING**

22. Consider the following revisions to the ADU program:

Staff

- |   |  |
|---|--|
| (a) Allow units that are acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and are part of any FCRHA affordable housing program to be considered equivalent.   |  |
| (b) <del>Increase the income limit for those who are eligible to participate in the ADU program from 70 to 80 percent of the median income for the Washington Standard Metropolitan Statistical Area. Added to Priority 2 list in 2009 – This is no longer required given that with the addition of the Work Force Housing program there is no longer a gap in the income spectrum.</del> |  |
| (c) Clarify Par. 2B of Sect. 2-812 to indicate that resales can be sold to nonprofits pursuant to the guidelines for new units.   |  |
| (d) Increase the closing cost allowance from 1.5% of the sales price to either the actual closing costs or up to 3%, whichever is less.   |  |

SOURCE

- (e) For resales, allow 3% of closing costs to be part of the sales price so that applicants can apply for closing costs assistance.
- (f) Establish a for-sale ADU pricing schedule to include the renovation and/or preservation of existing units and condominium conversions. *[Currently under review by consultant.]*
- (g) Consider requiring an ADU bedroom mix of 50% one-bedroom units and 50% two-bedroom units for independent living facilities. *[Place holder until data and resources are available to complete the required survey of independent living facilities in ADUs]*
- (h) Determine whether inheritance laws affect the retention of an ADU within the ADU Program in the event of the death of an ADU owner, and if so, whether an amendment is necessary.
- (i) ~~Consider incorporating a bonus FAR for the provision of affordable dwelling units in assisted living facilities.~~ *[Added to Priority 2 list in 2005 – Since assisted living facilities are not based on dwelling units per acre (du/ac) and the ADU program is based on du/ac, another approach should be developed.]*

23. Review the Board of Supervisors' accessory dwelling unit policy in Appendix 5 to determine whether updates are necessary. Staff

**INDUSTRIAL ZONING DISTRICTS**

- 24. Revise use limitations in I-5 District regarding outdoor storage of trucks and equipment. Board
- 25. Clarify use limitations in the I-5 and I-6 Districts which allow vehicle light service establishments by right. Also consider allowing this use by right in other C and I Districts. BPR

SOURCE

**LANDSCAPING & SCREENING**

26. Comprehensive review of landscaping and screening provisions to include:
- (a) Appropriateness of modification provisions. BPR/Staff
  - (b) Address issue of requirements when property abuts open space, parkland, including major trails such as the W&OD) and public schools. *[May be partially addressed in conjunction with 2010 Priority 1 – No. 10 which pertains to open space and stormwater management issues.]* Staff/EIP
  - (c) Increase the parking lot landscaping requirements. Tree Action Plan/EIP
  - (d) Include street tree preservation and planting requirements. Tree Action Plan
  - (e) Consider requiring the use of native trees and shrubs to meet the landscaping requirements for developments along Richmond Highway. Board
27. Evaluate opportunities to include provisions that support and promote sustainable principles in site development and redevelopment, including the application of better site design, Low Impact Development (LIDs) and natural landscaping practices. *[Is partially being addressed with the Tysons Zoning Ordinance Amendment – 2010 Priority 1 – No. 17. May be further addressed in conjunction with 2010 Priority 1 – No. 11 which pertains to open space and stormwater management issues.]* Tree Action Plan

**NOISE ORDINANCE – CHAPTER 108 OF THE COUNTY CODE**

28. Comprehensive review of this Chapter to determine if any changes are necessary and to include the consideration of:
- (a) The addition of provisions to regulate helicopter noise at helicopter landing sites. Board/EQAC
  - (b) The addition of leaf blower provisions. Board/Citizens
  - (c) The appropriateness of shifting the responsibility of dealing with trash truck noise complaints from the Zoning Administrator to the Solid Waste Disposal and Resource Recovery Division. Staff
  - (d) Consider adding an automatic escalating increase in penalties for multiple noise violations from the same set of operative facts. Citizen

SOURCE

**NONCONFORMITIES – ARTICLE 15**

29. Comprehensive review and study, to include addition of provisions to address situations resulting from condemnation of right-of-way by public agencies. Staff/BPR

**OVERLAY DISTRICTS**

30. Airport Protection Overlay District - Establish an Airport Protection Zoning Overlay District for Dulles International Airport, Ronald Reagan National Airport and Davison Airfield Board
31. Commercial Revitalization Districts - Consider any needed revisions to the commercial revitalization districts which may result from the adoption of the special area studies for these areas. (Place Holder) Board
32. Historic Overlay Districts - Consider the following revisions to the Historic Overlay Districts:
- (a) Revise the Woodlawn Historic Overlay District to accommodate a proposal for a hotel with a height in excess of 35 feet. Board
  - (b) Consider establishing an historic overlay district for the Lorton Correctional Facility (Laurel Hill). Board
  - (c) Consider requiring all demolition permits for structures listed on the County Inventory of Historic Places to be reviewed by the History Commission prior to the issuance of the permit. History Commission
  - (d) Establish an historic overlay district for Mason Neck. Board

**PARKING REQUIREMENTS**

33. Study parking requirements for: Board/Staff
- (a) funerals homes
  - (b) places of worship
  - (c) child care centers and nursery schools
34. Consider reducing the minimum required parking requirement for all retail and retail mixed projects and not only those projects that are located near mass transit. Industry

**SOURCE**

35. Consider limiting the amount of pavement for driveways and parking that can be provided in the front yard of single family detached lots in the R-5 and R-8 Districts. Citizen

**PLANNED DEVELOPMENT DISTRICTS**

36. Consider the following revisions to the PDH and PDC Districts: Staff
- (a) Correct inconsistency in PDH District regulations concerning amount of permitted secondary commercial uses.
  - (b) Clarify limitations on office as a secondary use in Sect. 6-105.
37. Consider allowing vehicle sales and rental establishments in the PDC and PRM Districts with use limitations and special exception approval. Citizen/PC/EIP

**PERFORMANCE STANDARDS**

38. Review the earthborn vibration performance standards for quarries to facilitate proper enforcement. Staff

**SIGNS**

39. Review the sign provisions to include the consideration of:
- (a) Allowing auto parks to have the same freestanding signs as currently permitted for an office park. Board
  - (b) Allowing, by special permit, off-site signs based on hardships due to topography or visibility. Board
  - (c) Allowing office parks and industrial parks comprised of a single tenant to be deemed an office/industrial park by revising the definition and to expand or modify the sign provisions for office/industrial parks. Board
  - (d) Review regulations pertaining to temporary political campaign signs. Board  
*[Given questions regarding legal implications, this item is a place holder until such issues can be addressed.]*

**SPECIAL EXCEPTIONS/SPECIAL PERMIT USES**

40. Consider allowing Board or BZA to modify or waive general standards when uses are proposed for existing structures and/or lots. BPR
41. Consider deletion of requirement for extension requests to be submitted 30 days prior to an expiration date, consistent with renewal requests. Staff

SOURCE

42. Allow BZA to modify special permit additional standards.

BPR

**SPECIAL EXCEPTION USES**

43. Category 2 Heavy Public Utility Uses – Consider the following:

(a) Deletion of special exception requirement in the I-5 District for storage yards and office/maintenance facilities in conjunction with public utility uses, so these uses will be allowed by right, which will eliminate need for two public hearings.

BPR

~~(b) Allow Category 2 special exceptions uses to be exempt from the maximum height limitations.~~ *[Added to Priority list in 1997 – One time issue and never encountered again]*

BZA

44. Category 5 Commercial and Industrial Uses of Special Impact – Consider the following:

(a) Review appropriateness of list of heavy industrial uses.

Staff

45. Category 6 Miscellaneous Provisions Requiring Board of Supervisors' Approval – Consider allowing the Board of Supervisors to increase the maximum building height limitations with special exception approval for residential uses.

Staff

**SPECIAL PERMIT USES**

46. Group 1 Extraction and Excavation Uses - Consider expanding the number of property owners that are required to be notified for the renewal of a special permit for a quarry.

Board

47. Group 4 Community Uses – Consider the following:

(a) Consider allowing community uses to be approved via development plans in the rezoning process in lieu of requiring SP approval.

Staff/BPR

(b) Incorporate use of community clubs, swimming and tennis clubs into other existing special permit uses to reduce confusion.

BPR

SOURCE

**SPECIAL PERMITS – GROUP 5 COMMERCIAL RECREATIONAL USES**

- |     |  |          |
|-----|--|----------|
| 48. | <u>Group 5 Commercial Recreation Uses</u> - Consider revising the special permit standard for commercial recreation uses, which precludes the location of a commercial recreational building within 100 feet of any adjoining residentially zoned property, to allow a lesser setback when the adjoining residentially property is used for a purpose other than dwelling, such as a community pool.                                       | Citizen  |
| 49. | <del>Group 8 Temporary Uses</del> — <del>Review Zoning Ordinance requirements and County policies regarding the sale of Christmas trees and other seasonal items to include the use of County owned property for such uses in residential districts and to limit temporary retail sales to seasonal items for nonprofit organizations.</del> <i>[Added to Work Program in 1996 and 1997 – This has not been an issue in recent years.]</i> | Board    |
| 50. | <u>Group 9 Uses Requiring Special Regulations</u> – Consider the following:  |          |
|     | (a) Revise the reduction of certain yard special permit additional standards to increase the allowable size of an addition and to allow the complete teardown and rebuild of a structure.  | Board/PC |
|     | (b) Revise the accessory dwelling unit submission requirements, occupancy and lot size limitations.  | Board    |

**SUBMISSION REQUIREMENTS**

- |     |   |                      |
|-----|---|----------------------|
| 51. | Revise submission requirements to include identification of heritage resources; and consider expanding the archaeological survey submission requirements to be applicable to all zoning applications and not only those applications located in Historic Overlay Districts. | Plan/Board           |
| 52. | Consider adding specificity to the submission requirements for Comprehensive Sign applications.   | Staff                |
| 53. | <del>Determine whether the appeal application submission requirements need revision to ensure that the appropriate level of background information and justification is submitted.</del> <i>[Added to Priority 2 list in 2004 – No longer an issue for staff.]</i>          | Staff                |
| 54. | Consider adding an environmental site assessment submission requirement for site plans and certain zoning applications.   | General Assembly     |
| 55. | Consider the strengthening of zoning application submission requirements to require the submission of a preliminary utility plan where utility construction could conceivably result in clearing of trees. <i>[May be partially addressed in</i>                            | Tree Action Plan/EIP |

**SOURCE**

*conjunction with 2010 Priority 1 – No. 11]*

**TRANSIT/TRANSPORTATION RELATED**

**USES**

- |   |             |
|---|-------------|
| 56. Review regulations related to:  | Staff/Board |
| (a) adult day care  |             |
| (b) <u>adult video stores</u> [2009 Priority 1 Work Program]  |             |
| (b) “doggie” day care   |             |
| (c) sports arenas, stadiums   |             |
| 57. Review the drug paraphernalia regulations to determine whether changes are necessary due to State Code revisions. | Staff       |

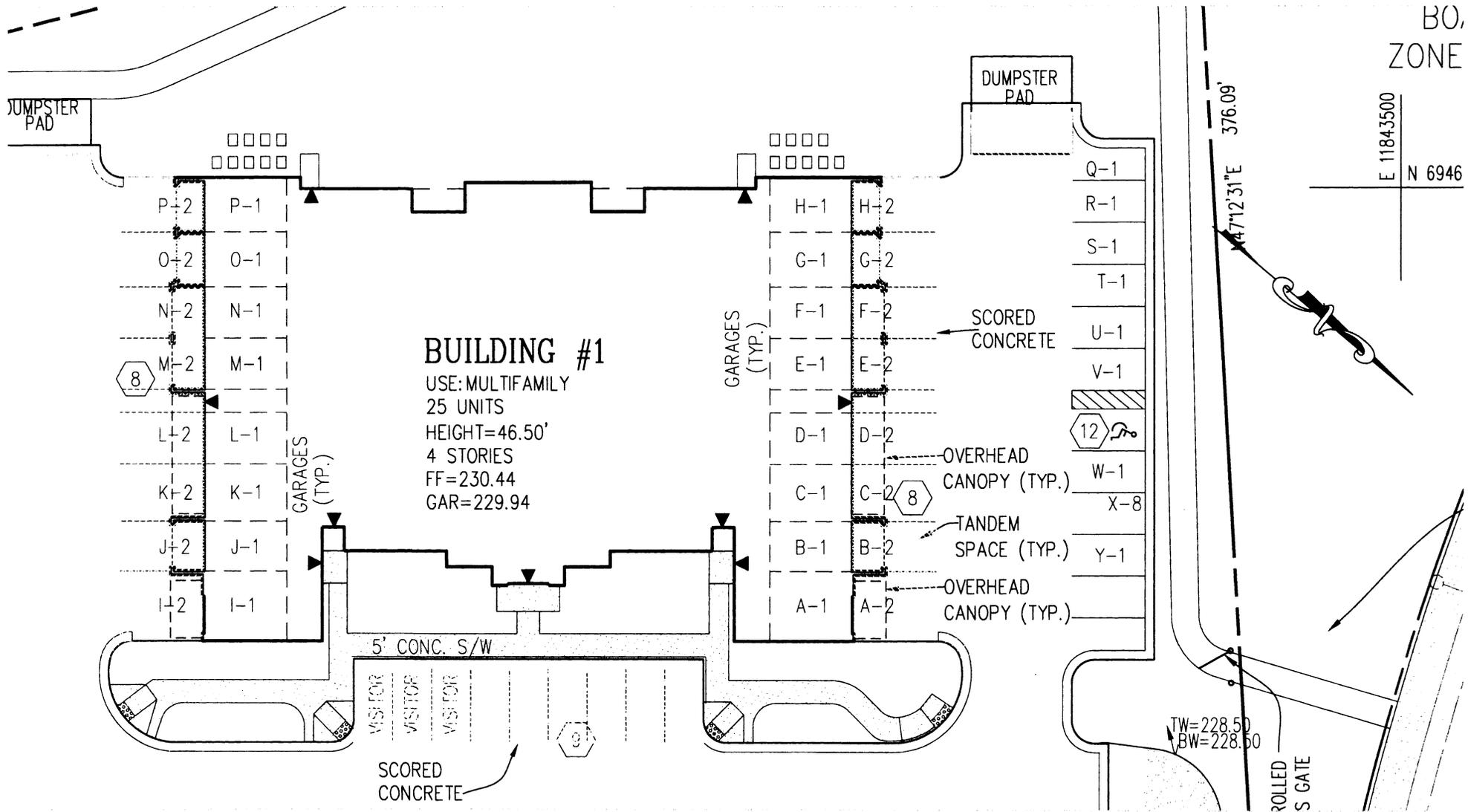
**NEW AMENDMENT REQUESTS SINCE MARCH 2009 ENDORSEMENT OF  
2009 ZONING ORDINANCE WORK PROGRAM  
April 7, 2010**

A total of 15 new amendment requests have been received of those 3 have been adopted and 12 have been placed on either the 2010 Priority 1 or 2 list.

1. Appeal Application Fees – Review the appeal application fee for Zoning Administrator determinations to ensure that the fee does not exceed the cost of processing the application. (Staff) [**Priority 1 – No. 1**]
2. Chickens – Consider allowing chickens to be permitted on lots less than two acres in size in certain situations. (Citizen) [**Priority 2 – No. 21(C)**]
3. Editorial and Other Minor Revisions – Correct inconsistencies and errors that have resulted from the adoption of previous Zoning Ordinance or County Code amendments and make other minor revisions that clarify existing provisions. (Staff) [**April 27, 2010 Board of Supervisors’ public hearing – Priority 1 – No. 3**]
4. Farm Wineries – Consider adding regulations for farm wineries. (Board) [**Priority 1 – No. 4**]
5. Noise – Due to a 2009 Virginia Supreme Court Decision, review the nuisance noise provisions of the Noise Ordinance. (Staff) [**Priority 1 – No. 10**]
6. P District Recreational Fees – Review the P district recreational fees for each dwelling unit to determine if an increase in fees is warranted based on the consumer cost index. (Board requested that P district recreational fees be reviewed every two years.) [**Adopted January 26, 2010**]
7. Pipestem Driveways – Revise the pipestem lot provisions to clearly state that pipestem driveways are permitted in conjunction with the Board’s approval of a special exception for a lot width waiver. (Staff) [**Priority 1 – No. 15**]
8. PRC District Density – Consider possible revisions to the maximum allowable densities and/or persons per acre in the PRC District. (Board/Staff) [**Priority 1 – No. 18**]
9. Riding/Boarding Stables – Review the special permit standard that requires all structures, except for light poles, associated with riding or boarding stables to be no closer than 100 feet to any lot line. (Board 9/14/09) [**April 27, 2010 Board of Supervisors’ public hearing – Priority 1 – No. 20**]

**Attachment 5  
New Requests**

10. Servants Quarters – Review the servants quarters accessory use limitations to determine if additional restrictions should be added. (Board 8/3/09) **[Priority 1 – No. 21]**
  11. State Code (Civil Penalties for Property Maintenance Violations) - Establish a uniform schedule of civil penalties for specified violations of the Virginia Uniform Statewide Building Code, Part III, Maintenance. (2009 Virginia General Assembly) **[Adopted October 19, 2009]**
  12. State Code (Nonconformities) – Incorporate the revisions to the State Code concerning nonconforming structures that are damaged or destroyed by an act of God or an accidental fire. (2009 General Assembly) **[April 27, 2010 Board of Supervisors’ public hearing – Priority 1 – No. 24]**
  13. Telecommunication Equipment Screening – Allow chain link fencing to be used for screening of equipment cabinets associated with antennas mounted on antennas located on light poles or monopoles on Fairfax County School sites when such equipment cabinets are located beneath bleachers on athletic fields. (Board 3/9/10) **[Priority 1 – No. 26]**
  14. Yards – Limitation on Yards that Abut Outlots that are Contiguous to Streets (Part 1) – Consider requiring certain minimum yards (setbacks) be maintained on a lot that abuts an outlot that is contiguous to a street in order to preserve the character of a neighborhood. (Board 9/21/09) **[Adopted February 23, 2010]**
  15. Yards – Limitation on Yards that Abut Outlots that are Contiguous to Streets (Part 2) – Clarify the limitations on yards that abut multiple outlots that are located between a building lot and a street. (Board 2/23/10) **[Priority 1 – No. 28]**
-



SCALE: 1"=20'  
 DATE: 9/14/09

**BUILDING #1 PARKING PLAN**



RM SEWER OUTFALL LOCATION  
E DETERMINED WITH FINAL  
NEERING. WAIVER TO BE  
AINED TO PROVIDE SWM/RMFS OFFSITE

APPROX LIMITS OF  
CLEARING AND GRADING  
WILL REQUIRE  
COUNTY APPROVAL

APPROX LIMITS OF  
CLEARING AND  
GRADING

PROPOSED  
ORNAMENTAL  
METAL FENCE (TYP)

APPROX  
LIMITS OF  
CLEARING  
AND GRADING

N 33°08'24" E 796.61'

N 53°38'11" W 83.57'

N 53°31'00" W 228.16'

N 16°53'12" E 80.00'

TOWER (SEE NOTE  
ON THIS SHEET)

PROPOSED  
STORY (MAX)  
MULTI-FAMILY  
25 UNITS

PROPOSED  
STORY (MAX)  
MULTI-FAMILY  
25 UNITS

VILLA  
UNITS

SFU  
UNITS

PROPOSED  
STORY (MAX)  
MULTI-FAMILY  
25 UNITS

SFU  
UNITS

S 55°51'37" W 587.21'

POSSIBLE LOCATION FOR  
FOR PROPOSED  
PUMP STATION

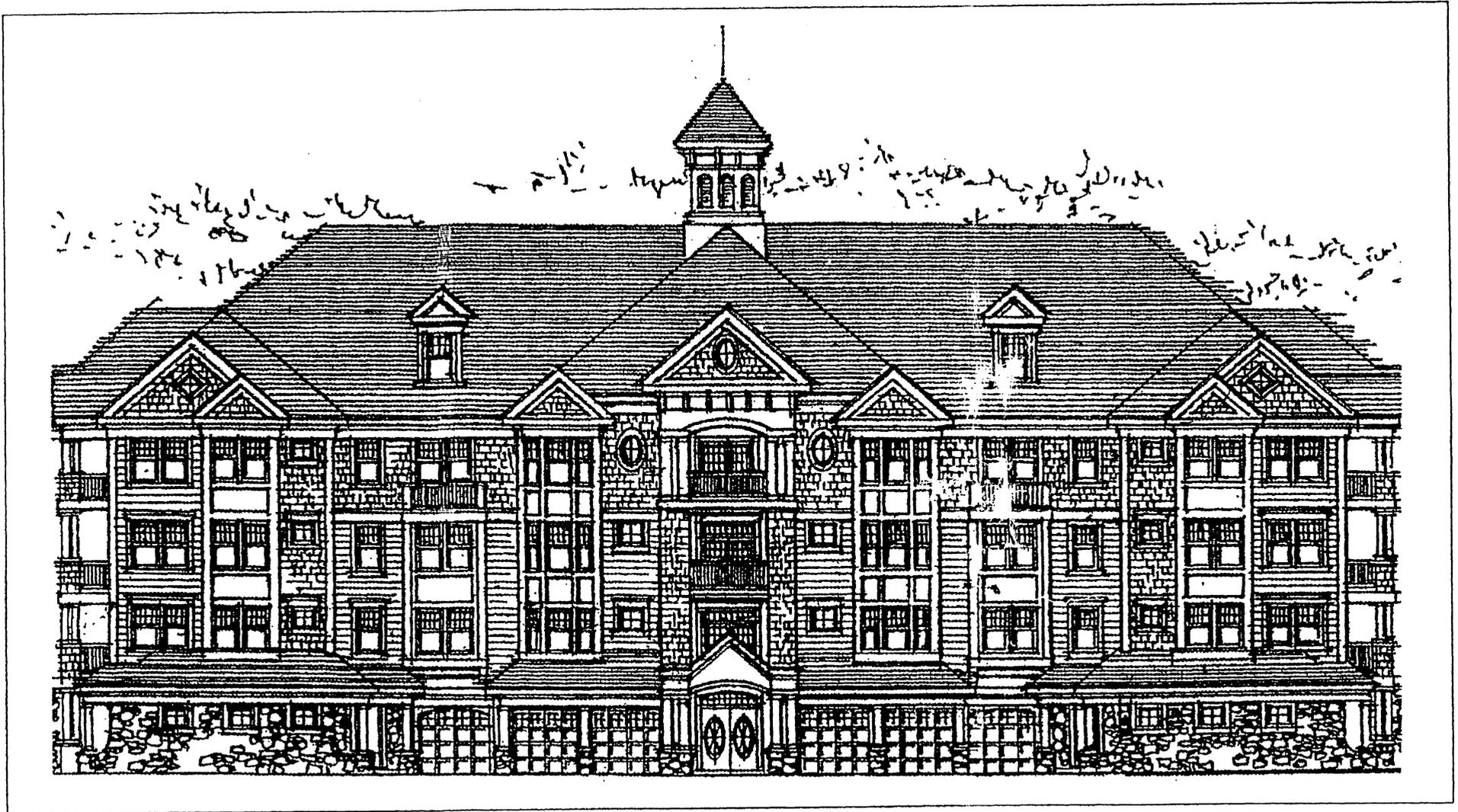
PROPOSED  
ORNAMENTAL  
METAL FENCE (TYP)

N 81°53'

North Carolina Geos. Lic.  
Professional Engineer  
Scale 1/8"

COUNTY

3/3/03  
3/14/03  
3/26/03  
DATE  
SV  
15.08.01  
SCALE  
JOB No  
DATE  
FILE No



MULTI-FAMILY ILLUSTRATIVE

